



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
DETERMINATION OF NON-SIGNIFICANCE BY  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2404387

**Applicant Name:** Kevin Weare for Henry G. Liebman

**Address of Proposal:** 2430 1<sup>st</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to establish use for a surface parking lot for 35 vehicles, accessory to an existing retail/warehouse use (Tiles for Less) located at 2440 1<sup>st</sup> Avenue South.

The following approval is required:

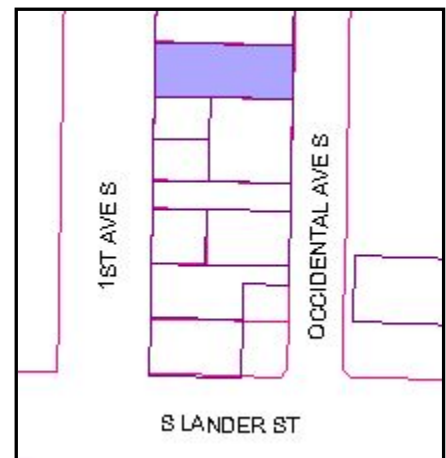
**SEPA - Environmental Determination** - Chapter 25.05, Seattle Municipal Code.

**SEPA DETERMINATION:**    ☐ DNS  
   ☒ DNS with conditions  
  
   ☐ DNS involving non-exempt grading or demolition or  
   involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site & Area Description**

The subject site is a rectangular shaped through lot that has street frontages along 1<sup>st</sup> Avenue South and Occidental Avenue South, between South Stacy Street to the north and South Lander Street to the south, in the South of Downtown (SODO) neighborhood. The development site occupies an area of approximately 9,000 square feet in an Industrial General Two zone with an unlimited (for certain uses), eighty-five foot height limit (IG2-U/85). The site is also located within the Duwamish Manufacturing/Industrial Center.



The development site is currently a vacant lot, resulting from the demolition of a deteriorated building. The gravel surface lot is being used as a parking lot and is currently providing a staging area for construction activity to shore up the exterior wall of the abutting property to the north. A U-Park public parking sign is stationed at the development site's northwest corner, where the construction activity is occurring. The site is nearly flat with painted lines to distinguish one stall from another. Affixed to the outside wall of 'Tiles For Less' commercial building to the south are parking signs restricting parking for patrons use only.

Along the 1<sup>st</sup> Avenue South frontage, are one and two-story structures activating the streetscape with a number of businesses including retail, office, and warehouse uses. The South Occidental frontage functions more or less like an alley along this block front. Zoning in the immediate vicinity includes IG2-U/85 and IG1-U-85 that support a number of commercial uses including restaurants, office, manufacturing, retail, and surface parking lots. The IG2-U/85 zone is found within a narrow band (approximately, 460 feet wide) centered along the centerline of 1<sup>st</sup> Avenue South, beyond this band is the slightly less intensive IG1-U-85 zone. 1<sup>st</sup> Avenue is a fully improved street with sidewalk, curbs, and gutters, while South Occidental is partially improved with road surface and soft shoulders. On-street parking within 1<sup>st</sup> Avenue is prohibited in this area.

#### Proposal Description:

The applicant proposes establish accessory parking for 35 vehicles for 'Tile for Less' that will include resurfacing the parking lot with hard surface substance. The project includes providing a landscaping buffer adjacent to 1<sup>st</sup> Avenue and planting street trees within Occidental right-of-way.

#### Public Comment:

Date of Notice of Application:	December 23, 2004
Date End of Comment Period:	January 5, 2005
# Letters	0
Issues:	No comment letters where received for this project.

#### **SEPA DETERMINATION**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated November 24, 2006. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment.

However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

## **DECISION**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2)(C).

## **CONDITIONS - SEPA**

### **Prior to Issuance of MUP**

The owner(s) and/or responsible party(s) shall:

1. Revise the survey to include site triangle meeting SMC Section 23.54.030.G and illustrate protective area.
2. Submit recorded copy of parking covenant establishing accessory use parking status at subject lot.

Signature: (signature on file)  
Bradley Wilburn, Land Use Planner  
Department of Planning and Development  
Land Use Services

Date: June 12, 2006